

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/S Bush Cabin Court, 1915' NE \*  
of c/l Mt. Carmel Road \* ZONING COMMISSIONER  
24 Bush Cabin Court  
7th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Karl Knab, et ux \* Case No. 95-284-A  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 24 Bush Cabin Court in the Greenside Vista subdivision of Baltimore County, located near Pretty Boy Dam and Mt. Carmel Road. The Petition is filed by Karl Knab and Mary A. Knab, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) in the front yard, in lieu of the rear yard, and to amend the Final Development Plan of Greenside Vista, Section 2. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case were the Petitioners/property owners, Karl Knab and Mary A. Knab. No other interested persons or Protestants appeared.

Testimony and evidence was that the subject property is approximately 4.241 acres in area and is zoned R.C.4. The property is located in a subdivision of large single family dwellings on sizable lots. The lots range from 3-1/2 acres in area to approximately 17 acres in area.

The Petitioners are presently constructing a single family dwelling as shown on the plat. The proposed dwelling is approximately 4300 sq. ft. in area and contains an attached garage. The Petitioner also proposes

ORDER RECEIVED FOR FILING

Date

By

RECORDED

constructing a detached garage. The detached garage is shown as 22 ft. by 22 ft. in area and will house two vehicles. The Petitioners indicated that the proposed garage is necessary in that they own three motor vehicles and need additional storage for lawn tractors and other machinery necessary to maintain this large property. As shown on the site plan, access to the house will be by way of a 16 ft. macadam lane which leads from Mt. Carmel Road. This lane resembles a panhandle drive in its length, however, serves only the Petitioners' property. The driveway terminates in a circular configuration at the front of the house. The orientation of the house has been adjusted to accommodate the driveway and the dwelling will not directly face Mt. Carmel Road. In view of the siting of the house, the requested variance is necessary in that the proposed detached garage will be located in the front yard. The siting of the house and garage appears to be entirely consistent with other lots in the area. As noted above, these are large lots with a significant amount of forest cover.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. The placement of the garage and house will respect the natural topography and site constraints of the property. Moreover, the relief will be conditioned so as to require the Petitioner to comply with the Zoning Advisory Committee comment from the Department of Environmental Protection and Resource Management (DEPRM). That agency requires that the

ORDER REQUESTED FOR FILING  
Date 3/20/95  
By M. Novak

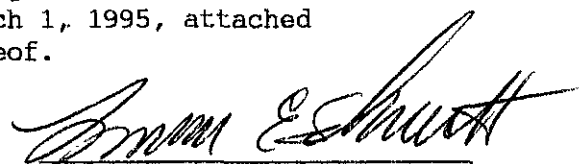
garage maintain at least a 30 ft. setback from the existing well. The Petitioners indicated that such a setback would be observed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of March, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) in the front yard, in lieu of the rear yard, and to amend the Final Development Plan of Greenside Vista, Section 2, be and is hereby GRANTED; subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 1, 1995, attached hereto and made a part thereof.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmm

COPIES SUBMITTED FOR FILING  
3/29/95  
M. Hawk

#278



# Petition for Variance

95-284-A

## to the Zoning Commissioner of Baltimore County

for the property located at 24 Bush Cabin Court  
which is presently zoned RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

*400.1 to permit a detached garage in the front yard in lieu of the rear and amend the FDP of Greenside Vista, Section 2.*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Construction of detached two-car garage for storage of one car and all snow removal and lawn and garden equipment. Elevation of land does not permit easy access to basement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zipcode

Attorney for Petitioner:

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Karl Knab  
(Type or Print Name)

Karl Knab  
Signature

Mary A. Knab  
(Type or Print Name)

Mary A. Knab  
Signature

7 Clynmalira Court (410) 561-3636  
Address Phone No.

Phoenix MD 21131  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

Karl Knab  
Name  
7 Clynmalira Court (410) 561-3636  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: mark DATE 2-8-95



Printed with Soybean Ink  
on Recycled Paper



MICROFILMED

RAPHEL & ASSOC. INC.

*Registered Land Surveyor*

205 Courtland Avenue  
Towson, Maryland 21204

95-284-A

Phone: (410) 825-3908

Fax: (410) 825-1331

ZONING DESCRIPTION  
FOR PROPERTY LOCATED AT  
#24 BUSH CABIN COURT

February 7, 1995

Beginning for the same at a point on the northwestern most Right of Way line of Bush Cabin Court, 40' wide, at the division line of Lot #18 and Lot #36 as shown on the plat entitled Plat 1, Section #2 "Greenside Vista" and recorded in the Land Records in Plat Book S.M. 65, folio 144, said point being located 1915' I, northeasterly, along said side of Bush Cabin Court, from the intersection formed by the northwestern side of Bush Cabin Court, and the centerline of Mt. Carmel Road.

Being Lot #36 as shown on Plat-I, Section #2 "Greenside Vista" and recorded in the Land Records of Baltimore County in Plat Book S.M. 65, folio 144 and containing 4.241 Acres of land, more or less and also known as #24 Bush Cabin Court and located in the 7th Election District, and the 3rd Councilmanic District of Baltimore County.

RECORDED  
# 278

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

95-281-A

District 7th Date of Posting 2/24/95  
Posted for: Variance  
Petitioner: Karl Knab & Mary Knab  
Location of property: 24 Bush Cabin Ct, NW/5  
Location of Signs: Facing road way, at beginning of proposed driveway  
leading to property  
Remarks: \_\_\_\_\_  
Posted by M. Stealy Date of return: 3/3/95  
Signature  
Number of Signs: 1



MICROFILMED

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-284-A  
(Item 278)

24 Bush Cabin Court  
NW/3 Bush Cabin Court  
1915 NW of 21st Carmel  
Road

7th Election District  
and Councilman's  
Legal Owner(s):

Karl Knab and Mary A.  
Knab

Hearing: Monday,  
March 13, 1996 at 11:00  
a.m. in Rm. 118, Old  
Courthouse

Variance to permit a detached garage in the front yard in lieu of the rear and to amend the FDP of Greenlake Vista Section 2.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-9391.  
2/29/96 February 23.

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/23, 1995.

THE JEFFERSONIAN,

*A. Hemickson*

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-284-A

Account: R-001-6150

Number

Date 2/8/95

Item Number: 278

Taken In By: mjh

Knab, Karl — 24 Bush Cabin Court

010 - Res. Zoning Variance — \$50.00

030 - Res. Sp. Housing (Amend FDP) — \$50.00

080 - 1 sign posting — \$35.00

Total — \$135.00

RECEIVED

UNAPPORTIONED  
ON 02/25/95 08:05

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government  
Office of Zoning Administration  
and Development Management

#278



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 278

Petitioner: KARL KNAB

Location: 24 BUSH CABIN COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KARL KNAB

ADDRESS: 7 CLYNMALIR CT.  
PHOENIX MD. 21131

PHONE NUMBER: 410 592 8252

AJ:ggs

MICROFILMED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY

2/23/95

Issue - Jeffersonian

Please forward billing to:

Karl Knab  
7 Clynmalira Court  
Phoenix, MD 21131  
410-561-3636

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-284-A (Item 278)

24 Bush Cabin Court

NW/S Bush Cabin Court, 1915' NE of c/l Mt. Carmel Road

7th Election - 3rd Councilmanic

Legal Owner(s): Karl Knab and Mary A. Knab

HEARING: MONDAY, MARCH 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a detached garage in the front yard in lieu of the rear and to amend the FDP of Greenside Vista, Section 2.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-284-A (Item 278)

24 Bush Cabin Court

NW/S Bush Cabin Court, 1915' NE of c/l Mt. Carmel Road

7th Election - 3rd Councilmanic

Legal Owner(s): Karl Knab and Mary A. Knab

HEARING: MONDAY, MARCH 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a detached garage in the front yard in lieu of the rear and to amend the FDP of Greenside Vista, Section 2.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large loop at the end.

Arnold Jablon  
Director

cc: Karl and Mary Knab

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 8, 1995

Mr. and Mrs. Karl Knab  
7 Clynmalira Court  
Phoenix, Maryland 21131

RE: Item No.: 278  
Case No.: 95-284-A  
Petitioner: Karl Knab, et ux

Dear Mr. and Mrs. Knab:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 8, 1995

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: February 28, 1995

SUBJECT: 24 Bush Cabin Court

INFORMATION:

Item Number: 278

Petitioner: Knab Property

Property Size: \_\_\_\_\_

Zoning: RC-4

Requested Action: Variance and Request to Amend FDP

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2). It is further determined that the plan is in accordance with the other provisions of the CMDP, as required by sub-section 7.b(1).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CMDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed garage.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Keller

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 1, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson JLP/MS  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #278 - Knab Property  
24 Bush Cabin Court  
Zoning Advisory Committee Meeting of February 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The proposed structure must be at least thirty feet (30') from the existing well.

JLP:sp

KNAB/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   February 27, 1995  
      Zoning Administration and Development Management

FROM: *JB* Robert W. Bowling, P.E., Chief  
      Developers Engineering Section

RE:    Zoning Advisory Committee Meeting  
      for February 27, 1995  
      Items 275, 276, 278, 280 and 282.

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB.21, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277,  
278, 279, 280 AND 282.

**RECEIVED**  
FEB 21 1995  
**ZADM**

REVIEWER: LT. ROBERT F. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File







**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-21-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \$278 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
24 Bush Cabin Court, NW/S Bush Cabin Ct,  
1915' NE of c/l Mt. Carmel Road,  
7th Election - 3rd Councilmanic

Karl and Mary A. Knab  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-284-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28<sup>th</sup> day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Karl and Mary A. Knab, 7 Clynmalira Court, Phoenix, MD 21131, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 16, 1995

Mr. and Mrs. Karl Knab  
7 Clynmallira Court  
Phoenix, Maryland 21131

RE: Case No. 95-284-A  
Petition for Variance  
Location: 24 Bush Cabin Court

Dear Mr. Knab:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

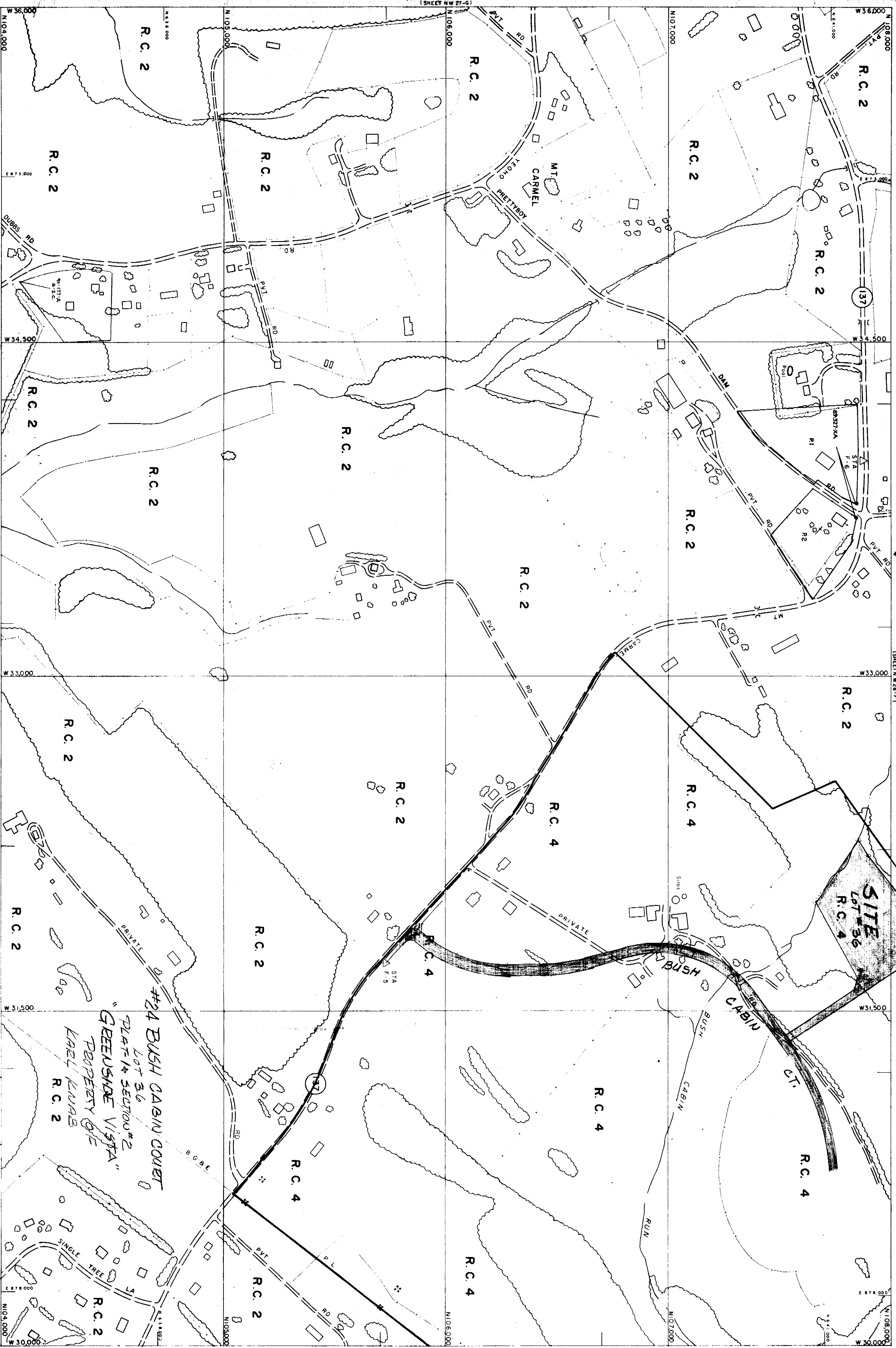
A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.



A-482-56



1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
SUN No. 144-92, 145-92, 146-92, 147-92, 148-92, 149-92, 150-92  
Chairman, County Council

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
SUN No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92  
Chairman, County Council

SCALE 1" = 200' ±

DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION MT. CARMEL

SHEET N.W. 27-F

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

MICROFILMED







IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/S Bush Cabin Court, 1915' NE \*  
of c/l Mt. Carmel Road \* ZONING COMMISSIONER  
24 Bush Cabin Court \*  
7th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Karl Knab, et ux \* Case No. 95-284-A  
Petitioners \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 24 Bush Cabin Court in the Greenside Vista subdivision of Baltimore County, located near Pretty Boy Dam and Mt. Carmel Road. The Petition is filed by Karl Knab and Mary A. Knab, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) in the front yard, in lieu of the rear yard, and to amend the Final Development Plan of Greenside Vista, Section 2. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case were the Petitioners/property owners, Karl Knab and Mary A. Knab. No other interested persons or Protestants appeared.

Testimony and evidence was that the subject property is approximately 4.241 acres in area and is zoned R.C.4. The property is located in a subdivision of large single family dwellings on sizable lots. The lots range from 3-1/2 acres in area to approximately 17 acres in area.

The Petitioners are presently constructing a single family dwelling as shown on the plat. The proposed dwelling is approximately 4300 sq. ft. in area and contains an attached garage. The Petitioner also proposes

constructing a detached garage. The detached garage is shown as 22 ft. by 22 ft. in area and will house two vehicles. The Petitioners indicated that the proposed garage is necessary in that they own three motor vehicles and need additional storage for lawn tractors and other machinery necessary to maintain this large property. As shown on the site plan, access to the house will be by way of a 16 ft. macadam lane which leads from Mt. Carmel Road. This lane resembles a panhandle drive in its length, however, serves only the Petitioners' property. The driveway terminates in a circular configuration at the front of the house. The orientation of the house has been adjusted to accommodate the driveway and the dwelling will not directly face Mt. Carmel Road. In view of the siting of the house, the requested variance is necessary in that the proposed detached garage will be located in the front yard. The siting of the house and garage appears to be entirely consistent with other lots in the area. As noted above, these are large lots with a significant amount of forest cover.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. The placement of the garage and house will respect the natural topography and site constraints of the property. Moreover, the relief will be conditioned so as to require the Petitioner to comply with the Zoning Advisory Committee comment from the Department of Environmental Protection and Resource Management (DEPRM). That agency requires that the

-2-

garage maintain at least a 30 ft. setback from the existing well. The Petitioners indicated that such a setback would be observed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

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1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 1, 1995, attached hereto and made a part thereof.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 16, 1995

Mr. and Mrs. Karl Knab  
7 Clynmalira Court  
Phoenix, Maryland 21131

RE: Case No. 95-284-A  
Petition for Variance  
Location: 24 Bush Cabin Court

Dear Mr. Knab:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3393.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
att.

Printed with Soybeans Ink  
on Recycled Paper



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 24 Bush Cabin Court  
which is presently zoned RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit a detached garage in the front yard in lieu of the rear and around the FOP of Greenside Vista, Section 2.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Construction of detached two-car garage for storage of one car and all snow removal and lawn and garden equipment. Elevation of land does not permit easy access to basement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State Zipcode

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Karl Knab

(Type or Print Name)

Signature

Mary A. Knab

(Type or Print Name)

Signature

7 Clynmalira Court

Address

Phone No.

Phoenix MD 21131

City State Zipcode

Name, Address and phone number of representative to be contacted.

Karl Knab

Name

7 Clynmalira Court

Address

Phone No.

Phoenix MD 21131

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Available for Hearing

the following date

Next Two Months

ALL OTHER

REVIEWED BY

DATE

2-8-95

RAPHEL & ASSOC. INC.

Registered Land Surveyor  
205 Courtland Avenue  
Towson, Maryland 21204

Phone: (410) 825-3908

Fax: (410) 825-1331

ZONING DESCRIPTION  
FOR PROPERTY LOCATED AT  
#24 BUSH CABIN COURT

February 7, 1995

Beginning for the same at a point on the northwestern most Right of Way line of Bush Cabin Court, 40' wide, at the division line of Lot #18 and Lot #36 as shown on the plat entitled Plat 1, Section #2 "Greenside Vista" and recorded in the Land Records in Plat Book S.M. 65, folio 144, said point being located 1915' I, northeasterly, along said side of Bush Cabin Court, from the intersection formed by the northwestern side of Bush Cabin Court, and the centerline of Mt. Carmel Road.

Being Lot #36 as shown on Plat-I, Section #2 "Greenside Vista" and recorded in the Land Records of Baltimore County in Plat Book S.M. 65, folio 144 and containing 4.241 Acres of land, more or less and also known as #24 Bush Cabin Court and located in the 7th Election District, and the 3rd Councilmanic District of Baltimore County.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 2/24/95  
Posted for: Variance  
Petitioner: Karl Knab & Mary Knab  
Location of property: 24 Bush Cabin Court, NW/4  
Location of Sign: Along road way, at entrance of property, during morning to property  
Remarks: *Initials*  
Posted by: *Initials* Date of return: 3/3/95  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/23, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/23, 1995

THE JEFFERSONIAN,

*A. Henrickson*  
LEGAL AD. - TOWSON



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-284-A

Account: R0614180

Number

Index Number: 278  
Taken In By: mjd

Date 2/8/95

Knab, Karl - 24 Bush Cabin Court

010 - Res. Zoning Variance - \$50.00

030 - Res. Sp. Hearing (Amel For) - \$50.00

080 - 1 sign posting - \$35.00

Total - \$135.00

2-4018611-011066

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Printed with Soybeans Ink  
on Recycled Paper

#278



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:  
Item No.: 278  
Petitioner: KARL KNAB  
Location: 24 BUSH CABIN COURT  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: KARL KNAB  
ADDRESS: 7 CLYNNALIRA COURT  
PHOENIX MD 21131  
PHONE NUMBER: 410 542 8252  
AJ:ggs (Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-284-A (Item 278)  
24 Bush Cabin Court  
NW/4 Bush Cabin Court, 1915' NE of c/l Mt. Carmel Road  
7th Election - 3rd Councilmanic  
Legal Owner(s): Karl Knab and Mary A. Knab  
HEARING: MONDAY, MARCH 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a detached garage in the front yard in lieu of the rear and to amend the FDP of Greenside Vista, Section 2.

Lawrence E. Schmidt  
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**NOTICE OF HEARING**

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Variance to permit a detached garage in the front yard in lieu of the rear and to amend the FDP of Greenside Vista, Section 2.

Arnold Jablon  
Director

cc: Karl and Mary Knab

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 8, 1995

Mr. and Mrs. Karl Knab  
7 Clynnalira Court  
Phoenix, Maryland 21131

RE: Item No.: 278  
Case No.: 95-284-A  
Petitioner: Karl Knab, et ux

Dear Mr. and Mrs. Knab:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: February 28, 1995

SUBJECT: 24 Bush Cabin Court

INFORMATION:

Item Number: 278

Petitioner: Knab Property

Property Size:

Zoning: RC-4

Requested Action: Variance and Request to Amend FDP

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2). It is further determined that the plan is in accordance with the other provisions of the CNDP, as required by sub-section 7.b(1).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CNDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed garage.

Prepared by: Jeffrey W. Long  
Division Chief: Carl Keller  
PK/JL

ITEM 278 / PHOENIX / ERMJWL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #278 - Knab Property  
24 Bush Cabin Court  
Zoning Advisory Committee Meeting of February 21, 1995

March 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The proposed structure must be at least thirty feet (30') from the existing wall.

JLP:sp  
KNAB/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 27, 1995  
Items 275, 276, 278, 280 and 282.

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 21, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277, 278, 279, 280 AND 282.

RECEIVED  
FEB 21 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is

and Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
24 Bush Cabin Court, NW/S Bush Cabin Ct,  
1915' NE of c/l Mt. Carmel Road,  
7th Election - 3rd Councilmanic

Karl and Mary A. Knab  
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 95-284-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

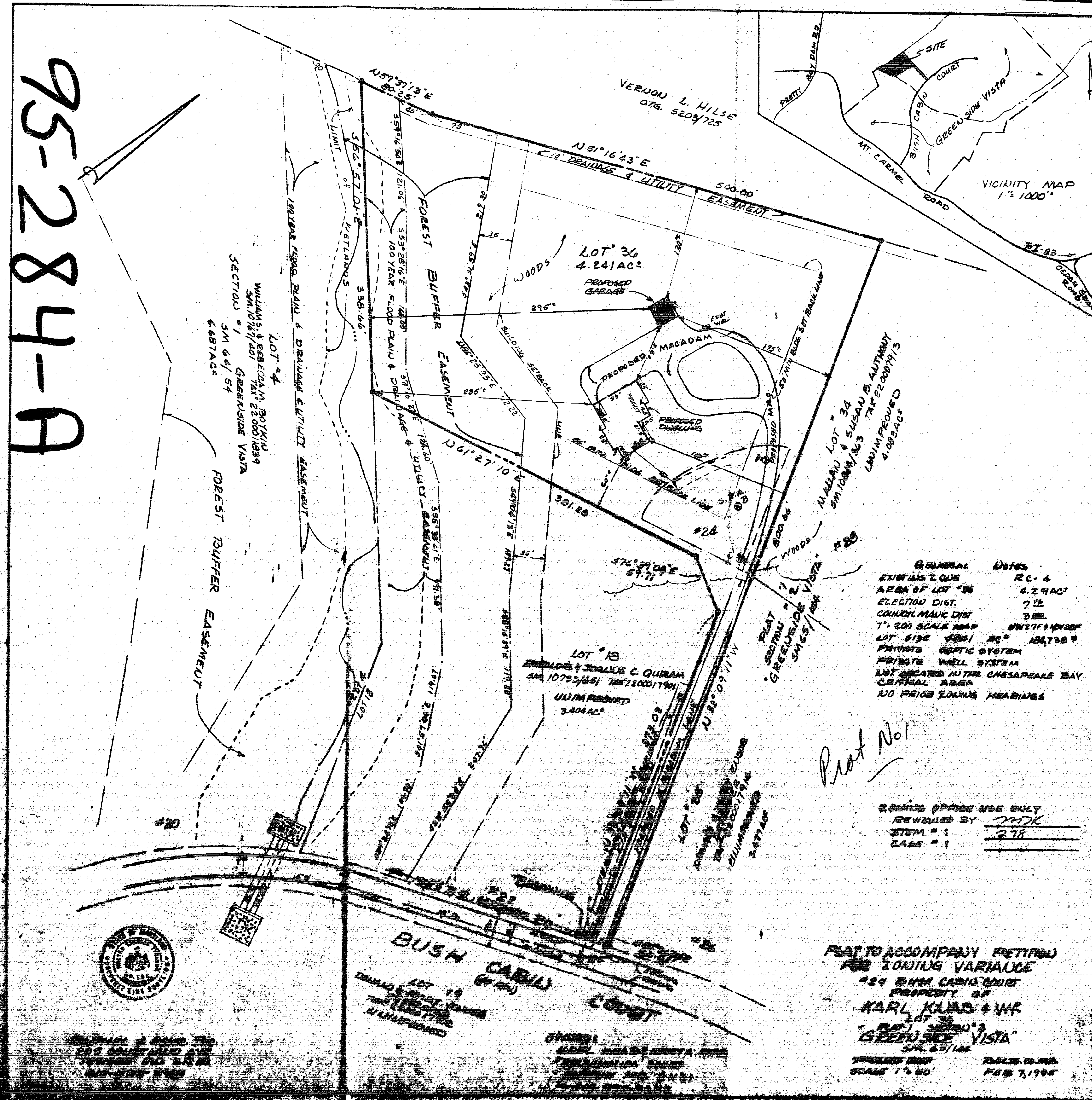
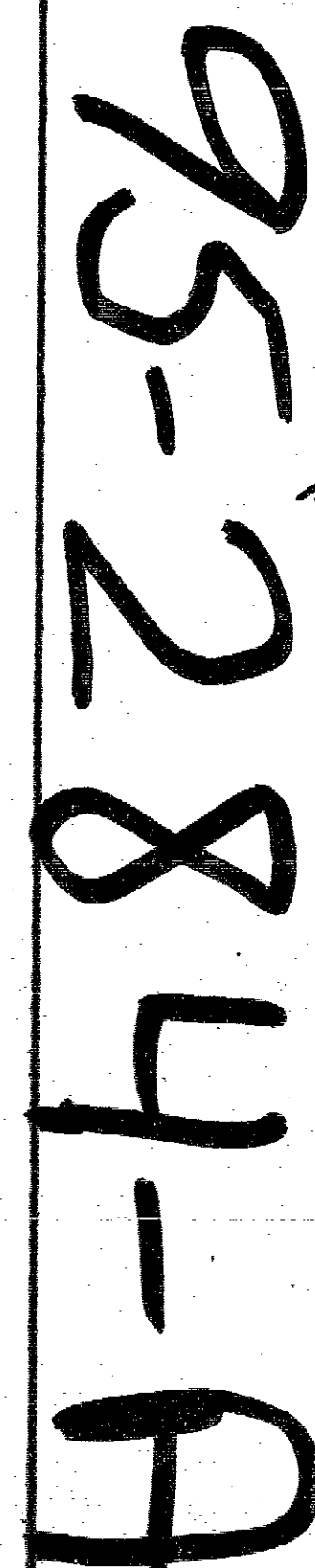
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

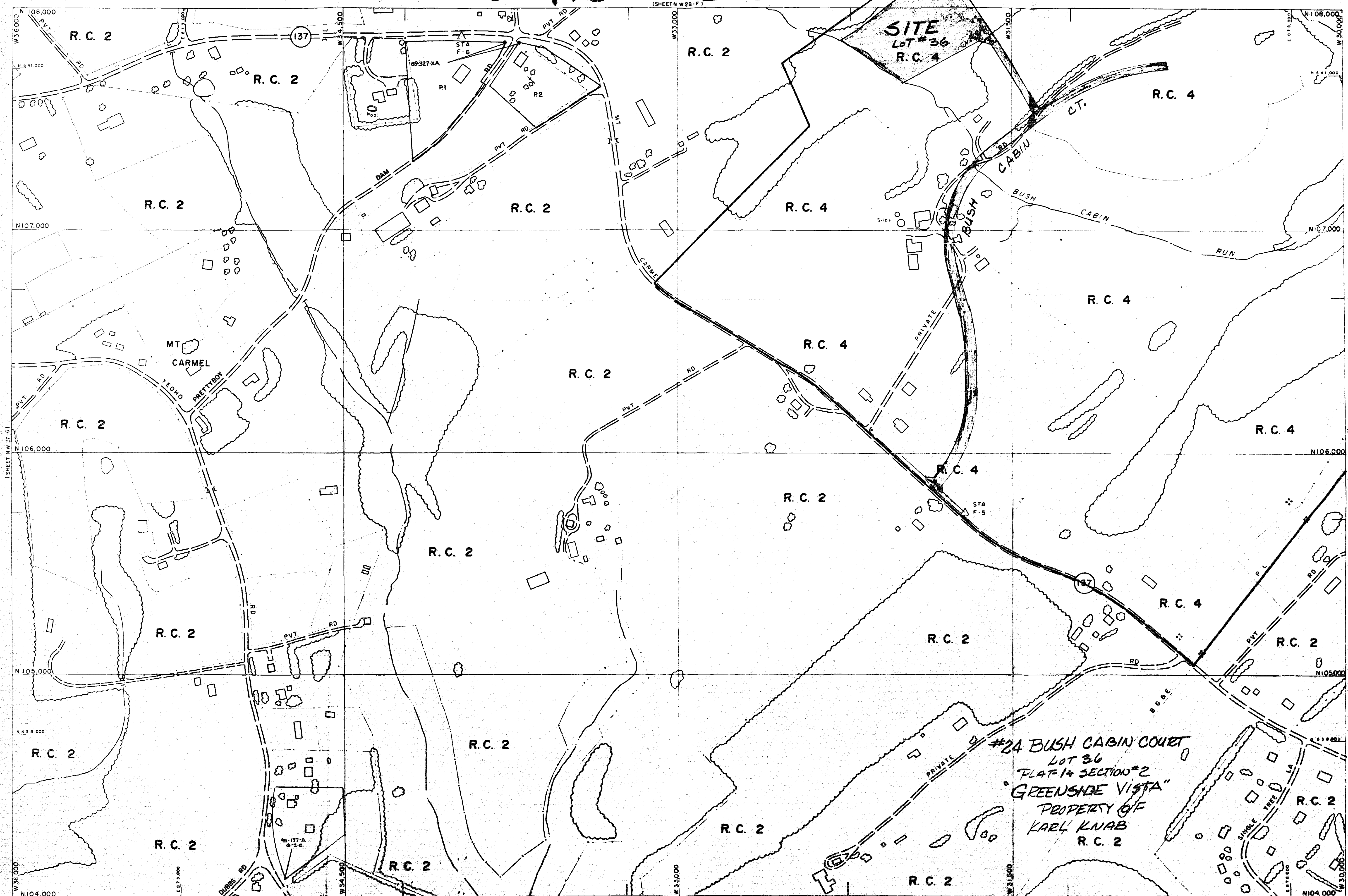
I HEREBY CERTIFY that on this 28<sup>th</sup> day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Karl and Mary A. Knab, 7 Clynnalira Court, Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN






95-284-A




GG - SE

**1988 COMPREHENSIVE ZONING MAP**  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
  
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

**1992 COMPREHENSIVE ZONING MAP**  
 Adopted by the Baltimore County Council  
 Oct. 15, 1992  
 Ord. Nos. 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92  
  
 Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	MT. CARMEL	N.W.
DATE OF PHOTOGRAPHY	# 278	27-F
JANUARY 1986		